



±342,720 SF
Construction Complete
Available for Lease

LogistiCenter® at I-83

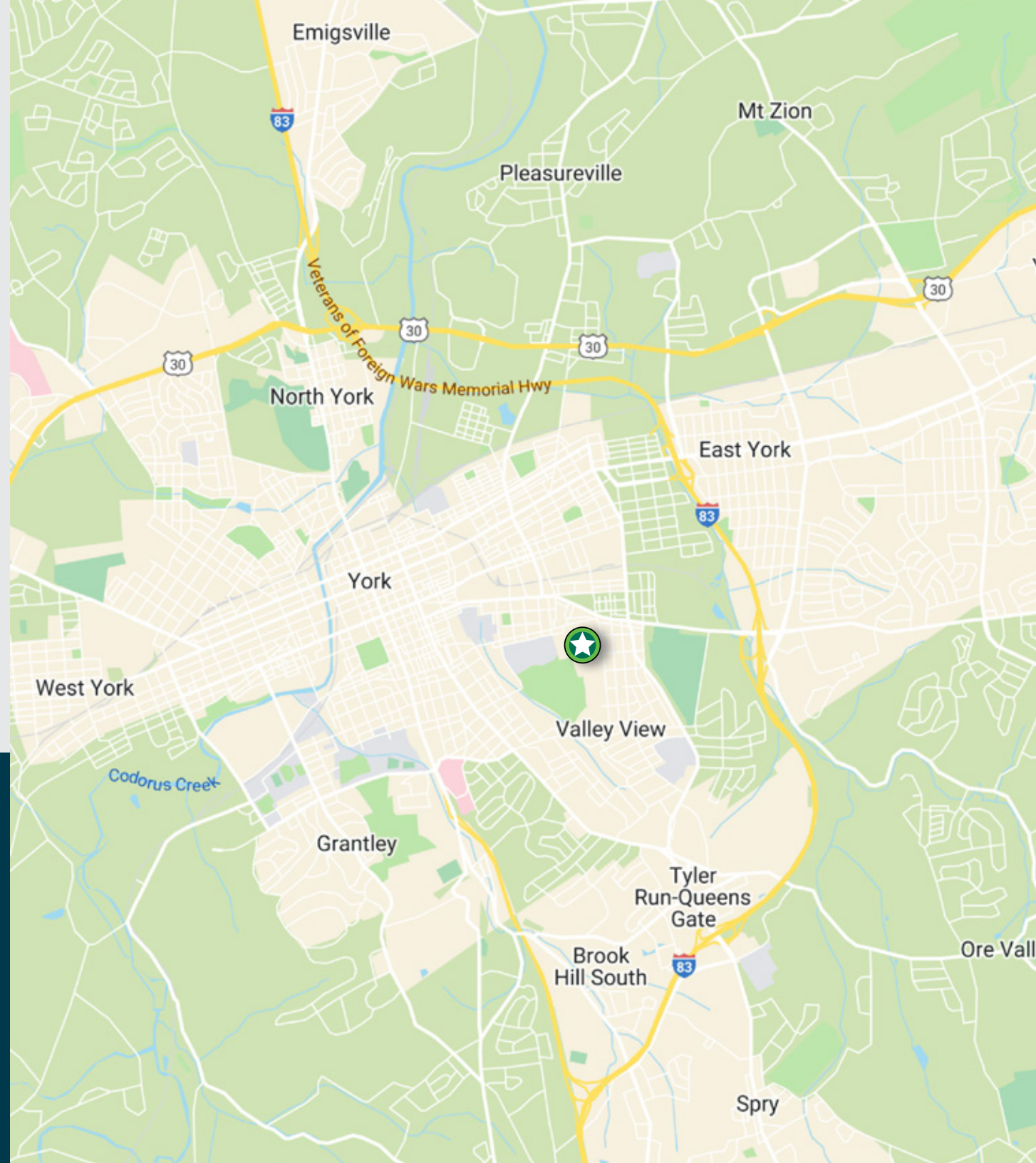
1090 E Boundary Ave, York, PA 17403



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Location

With over 140 million square feet of industrial space, the Central Pennsylvania market is a desired location for manufacturing, distribution, and e-commerce companies. Among the advantages of York County are a solid workforce, strong manufacturing base, and access to major interstates including I-83, I-81, and I-78. These advantages have created countless opportunities for manufacturing companies and a strategic solution for many companies' supply chain strategies.



Interstates & Highways	Miles
Interstate 83	1.0
Interstate 76	32.2
Interstate 81	43.8
Route 30	3.9
Route 15	34.2
Route 222	24.9

Property Overview

Available Space $\pm 342,720$ SF
For Lease



Building Dimensions: 952' x 360'	Dock Doors: (48) 9' x 10' with 40,000lb. levelers, bumpers and seals
Drive-In Doors: (2) 14' x 16'	Clear Height: 36'
Office Area: $\pm 2,370$	Loading Bay: 56' x 60'
Column Spacing: 56' x 60' (typical)	Fire Protection System: ESFR
Parking: 280 Car Parking Stalls; 89 Trailer Stalls	Lighting: LED 30 FC at 36" AFF on 25' whips
Year Built: 2025	Structure Exterior: Insulated Concrete Panels
Site Area: ± 35.8 Acres	HVAC Systems: Warehouse - Gas-fired rooftop mounted units Heaters (Rack Units)
Zoning: IP - Industrial Park	Electric: 3000A switchgear (expandable)
Floors: 7" Concrete Slab	Roof: 60 mil EPDM over a Metal Deck



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About Dermody

Dermody is a privately-owned real estate investment, development and management firm that specializes in the acquisition and development of logistics real estate in strategic locations for e-commerce fulfillment centers, third-party logistics and distribution customers. Founded in 1960, Dermody has invested more than \$10 billion of total capital across all platforms nationwide, having acquired and developed approximately 110 million square feet of logistics and industrial facilities. In addition to its corporate office in Reno, Nev., it has regional offices in northern and southern California, Atlanta, Phoenix, Seattle, Chicago, Dallas, Indianapolis and New Jersey. For more information, visit www.Dermody.com.

About the LogistiCenter® Brand

LogistiCenter® is a national trademark brand, owned and developed by Dermody. It represents the firm's business philosophy of developing Class A distribution facilities that meet the supply-chain requirements of the most innovative companies. All LogistiCenter® facilities are designed to meet best practices in sustainable design and construction, and incorporate building features, such as additional clear height and extra trailer and car parking, that enable companies to execute their operations more effectively and efficiently.

About Cushman & Wakefield

Cushman & Wakefield is a leading global real estate services firm that delivers exceptional value by putting ideas into action for real estate occupiers and owners. Cushman & Wakefield is among the largest real estate services firms with 48,000 employees in approximately 400 offices and 70 countries. In 2017, the firm had revenue of \$6.9 billion across core services of property, facilities, and project management, leasing, capital markets, valuation and other services. To learn more, visit www.cushmanwakefield.com or follow @CushWake on Twitter.



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